

ASHEVILLE



Welcome to the City of Asheville Spring Development Forum

May 8, 2009

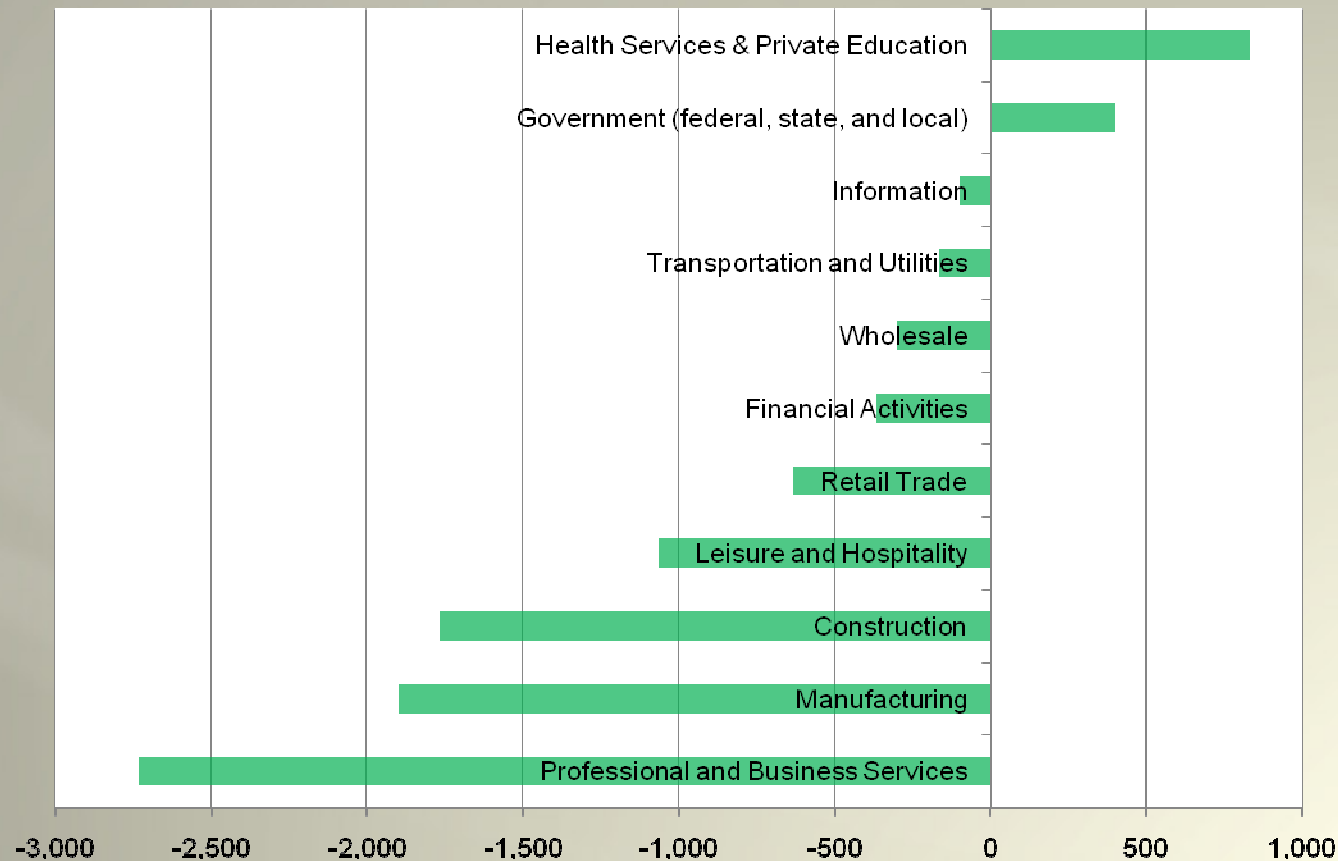
**Gary Jackson,
City Manager**



Economic Indicators

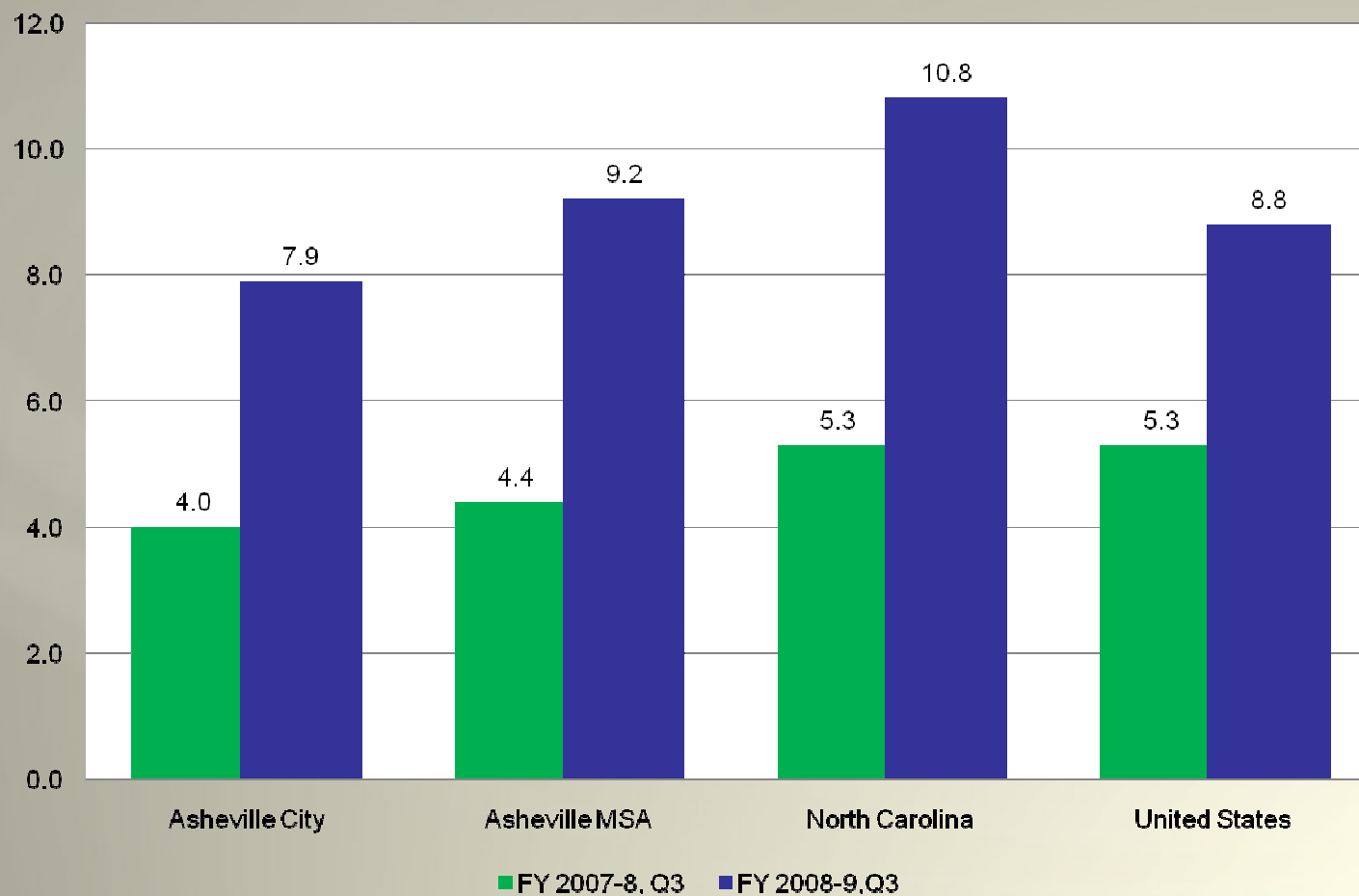
Sam Powers
Director, Economic Development
(828)259-5433
spowers@ashevillenc.gov

Employment Change by Major Industry



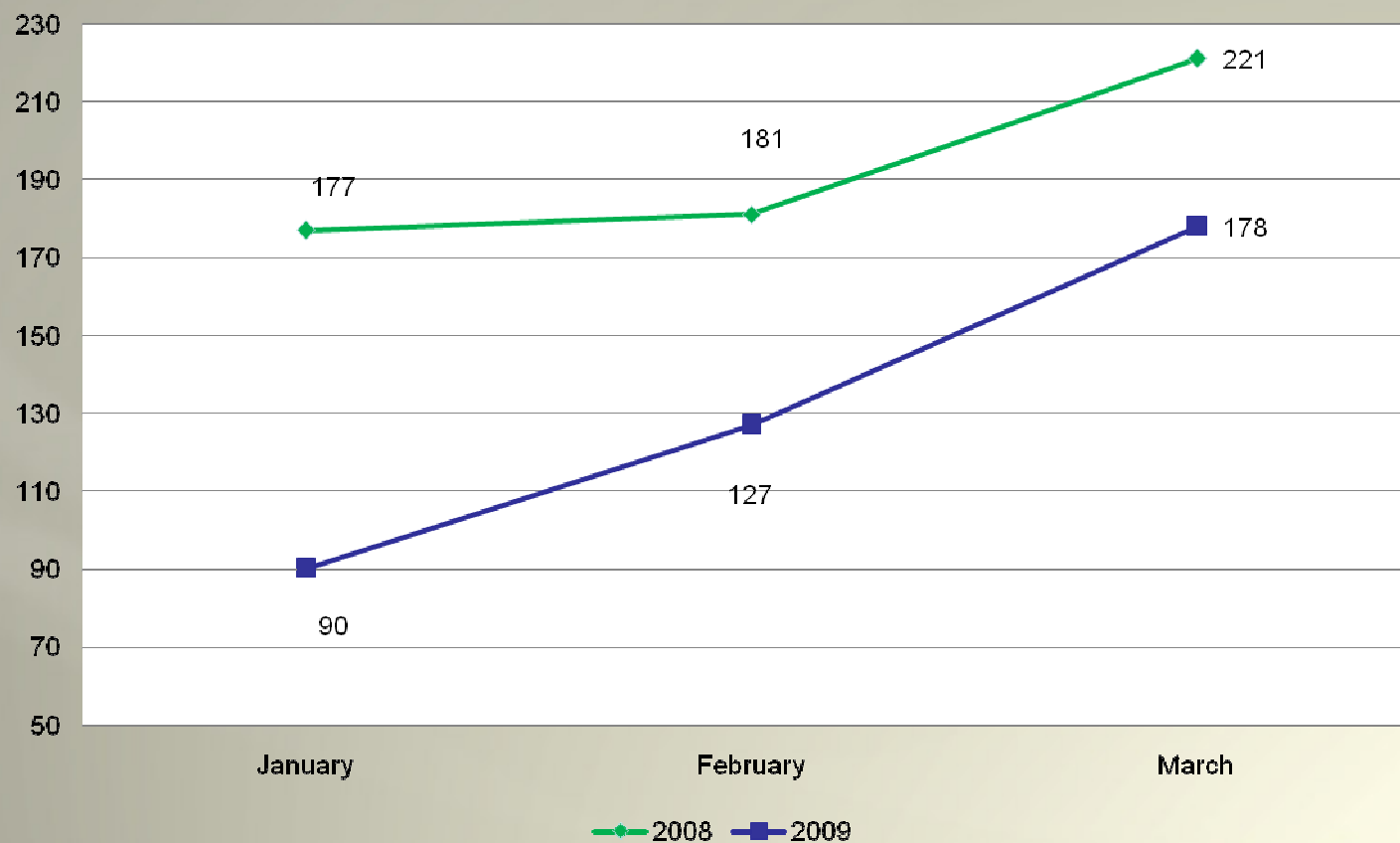
Asheville Metro
FY 2007-08, Q3 compared to 2008-09, Q3 (Average)
U.S. Bureau of Labor Statistics

Unemployment Rates



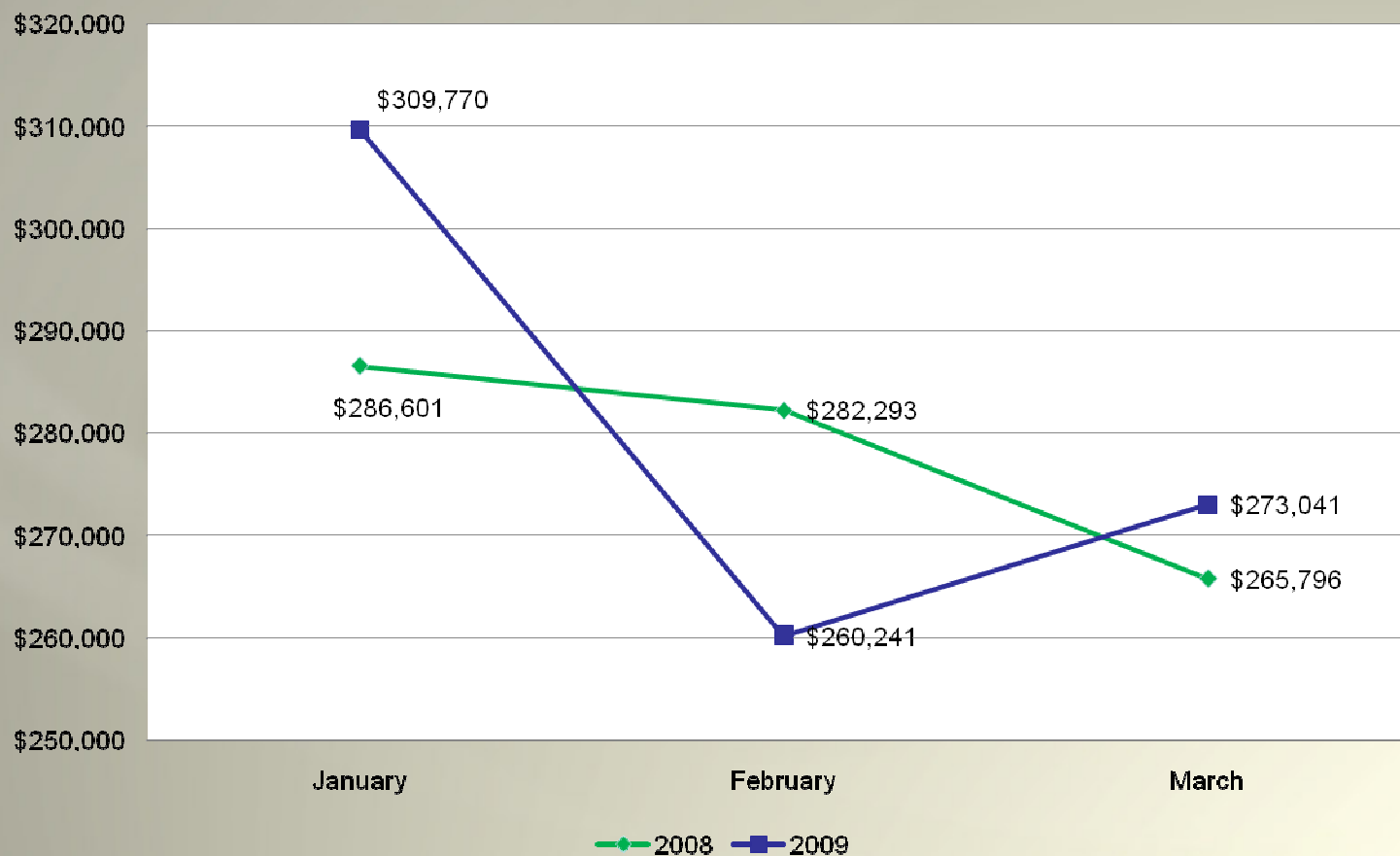


Monthly Home Sales - Units

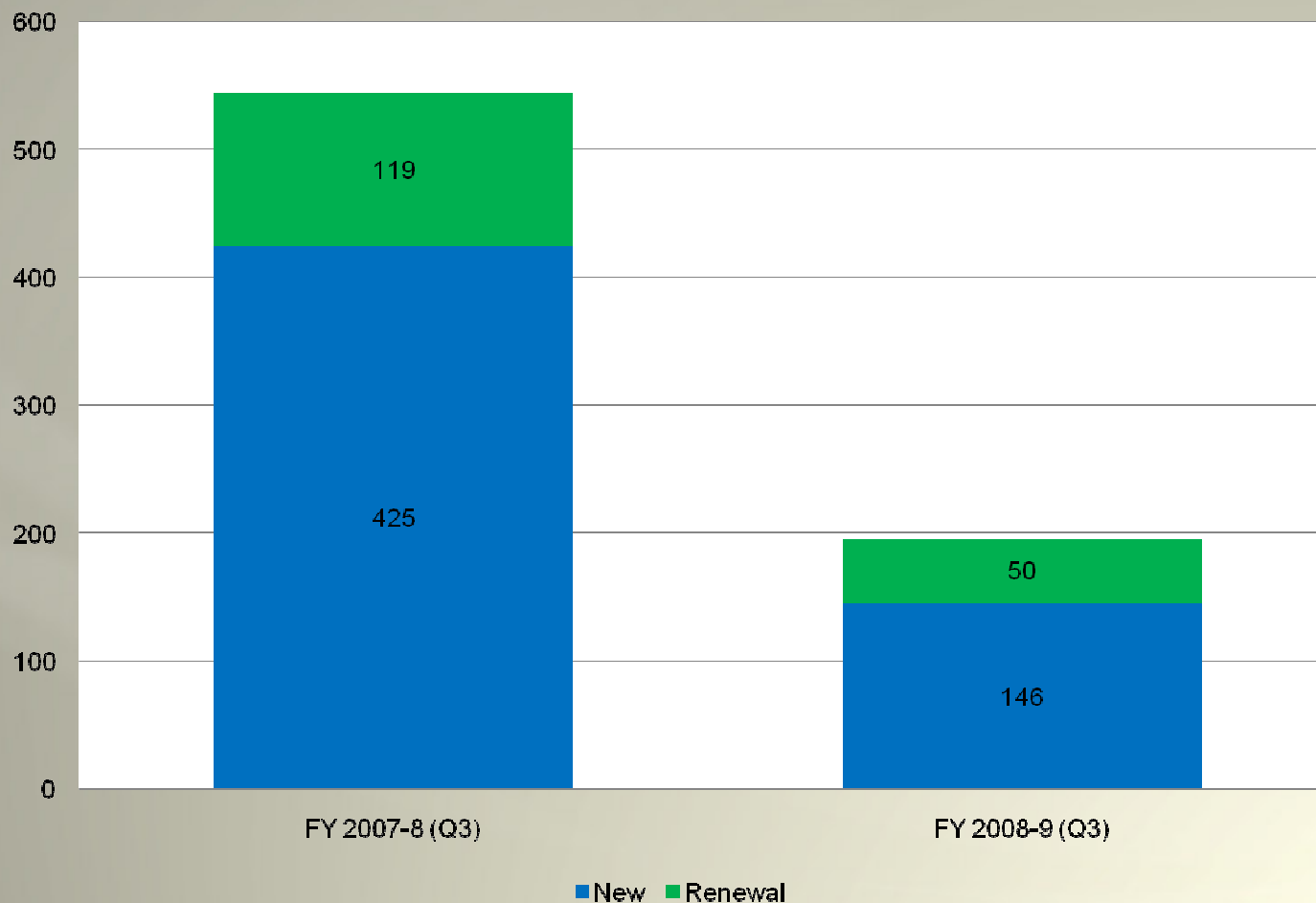




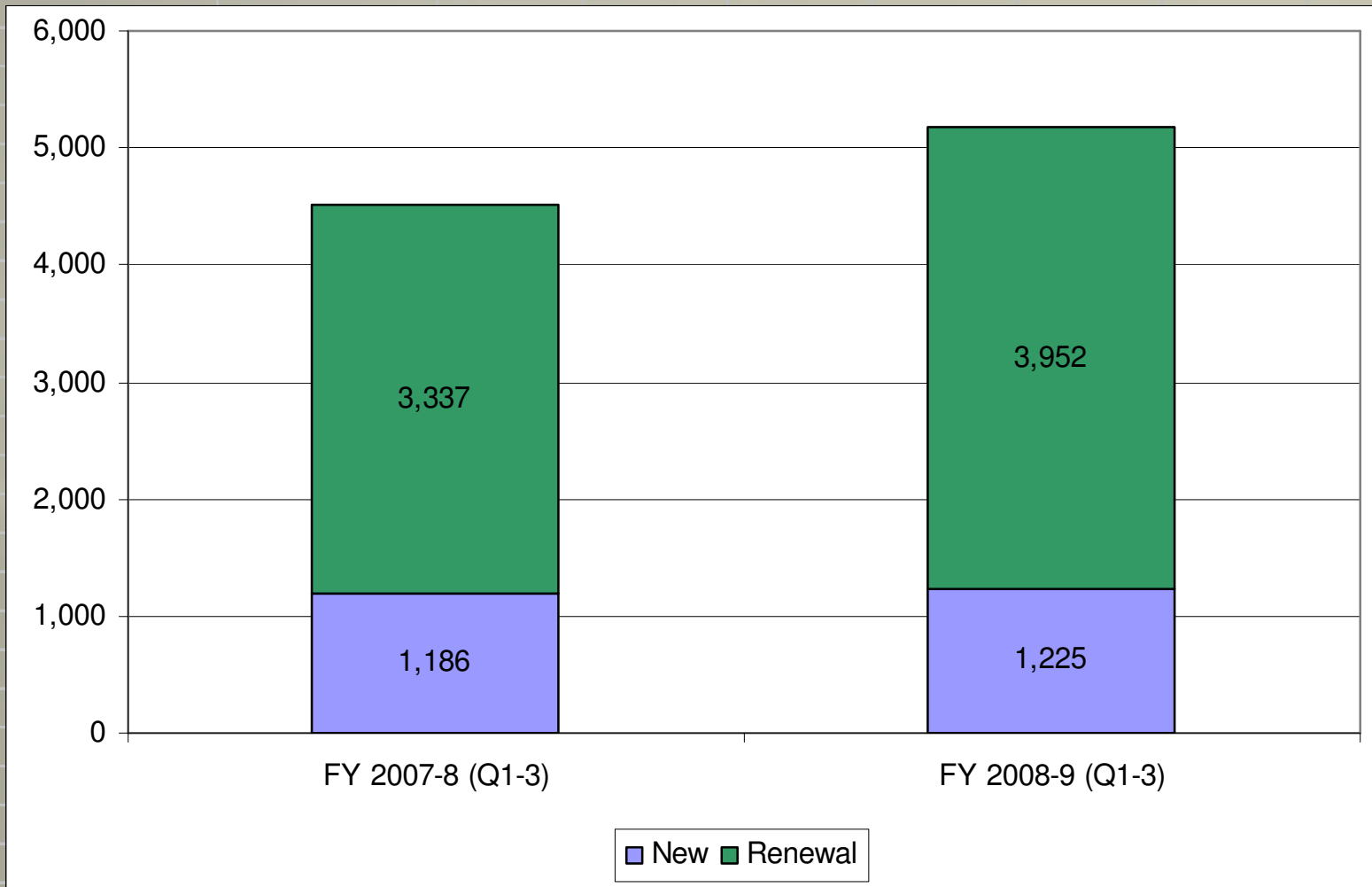
Monthly Home Sales – Average Price



City Business Licenses

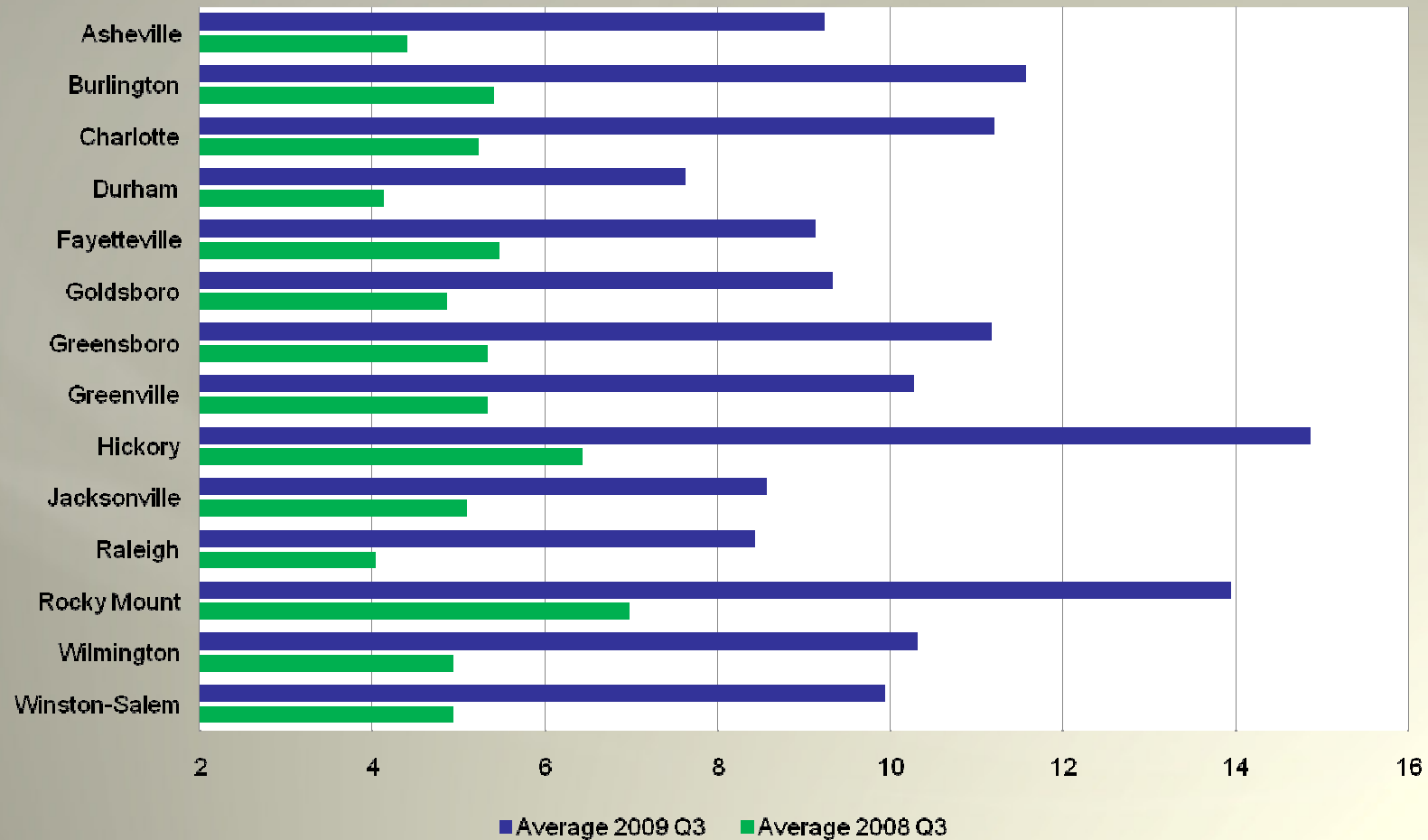


City Business Licenses



Special Focus

Unemployment Rate by Metro



Asheville Economy Outlook



Asheville Economy Outlook
Wednesday, July 15, 2009
Dianna Wortham Theatre
5:30-6:30
(networking begins at 5:00)

Building Permits Activity & Comparisons



Robert Griffin
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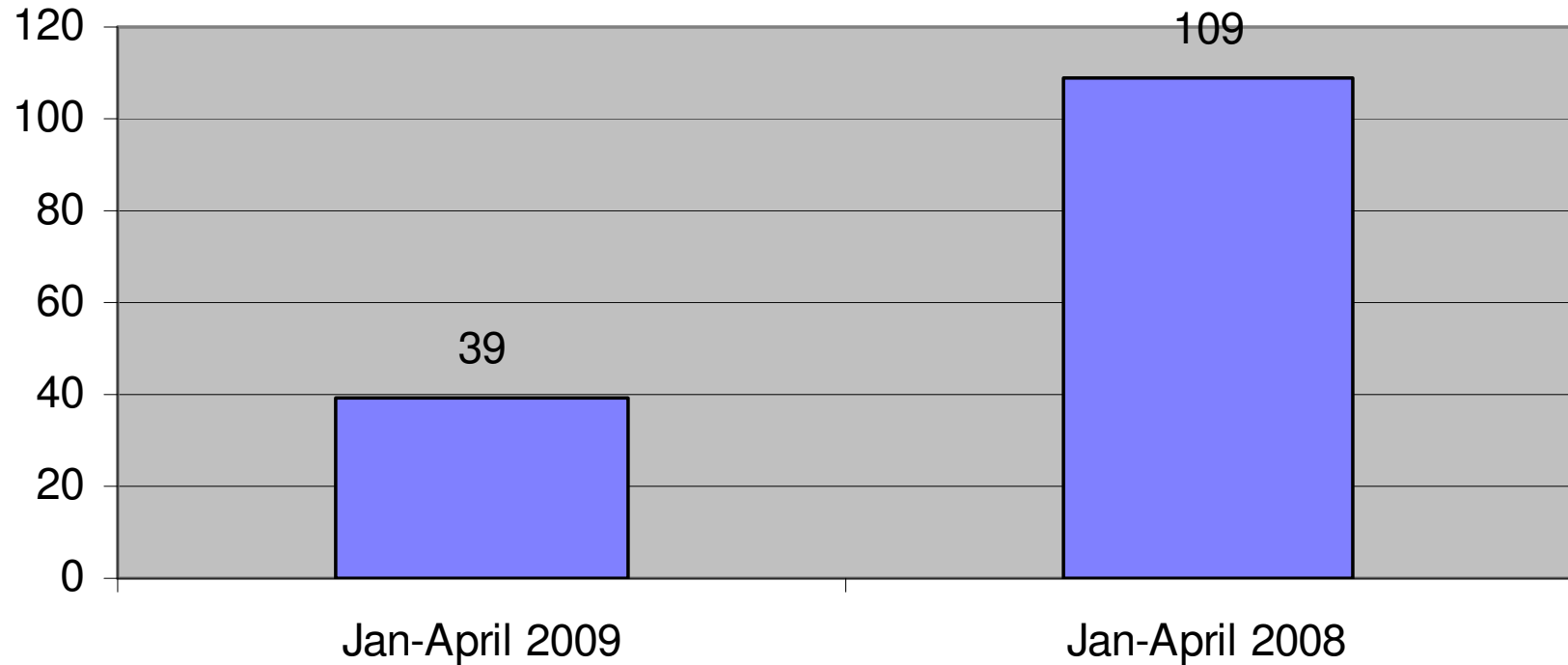
Building Permits Activity & Comparisons



Building Permits Activity & Comparisons

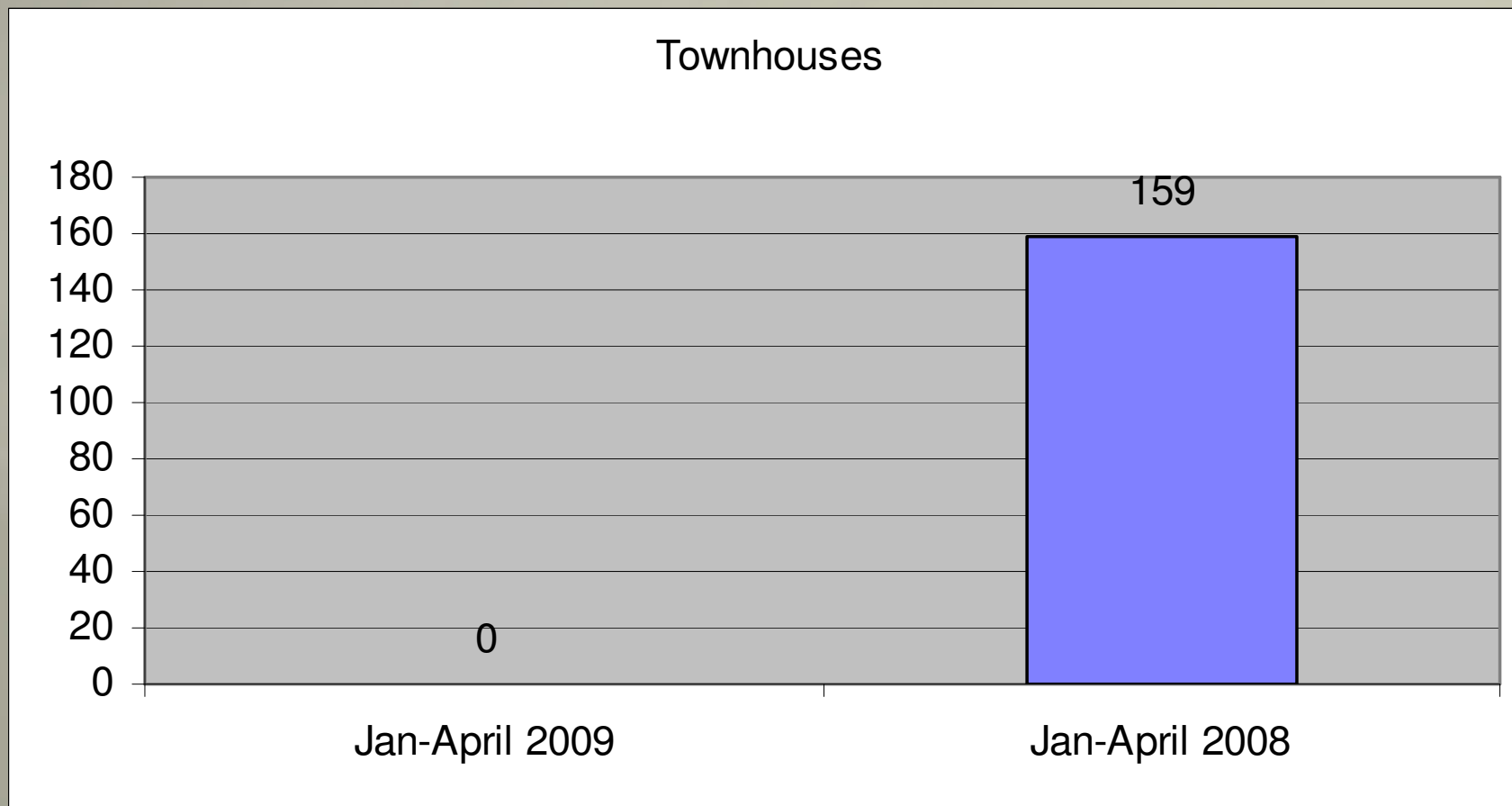


Single Family





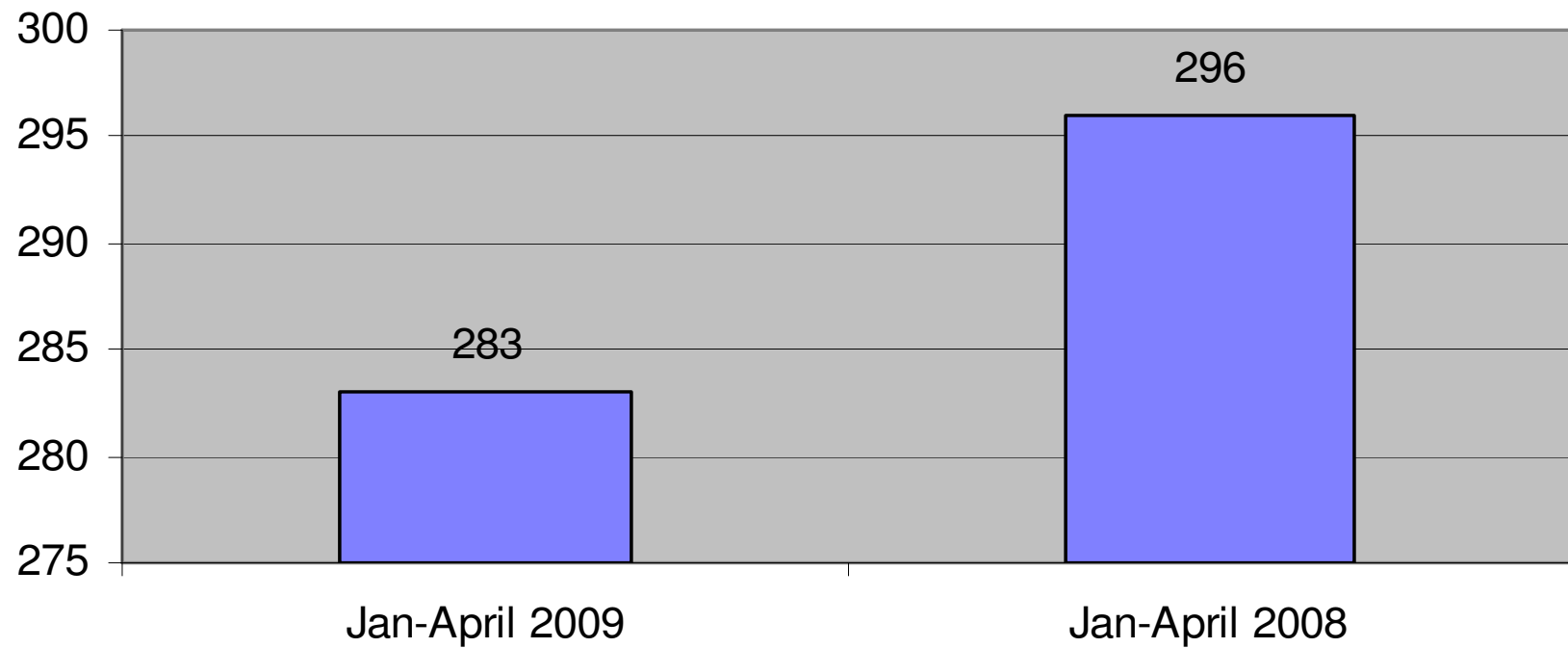
Building Permits Activity & Comparisons



Building Permits Activity & Comparisons



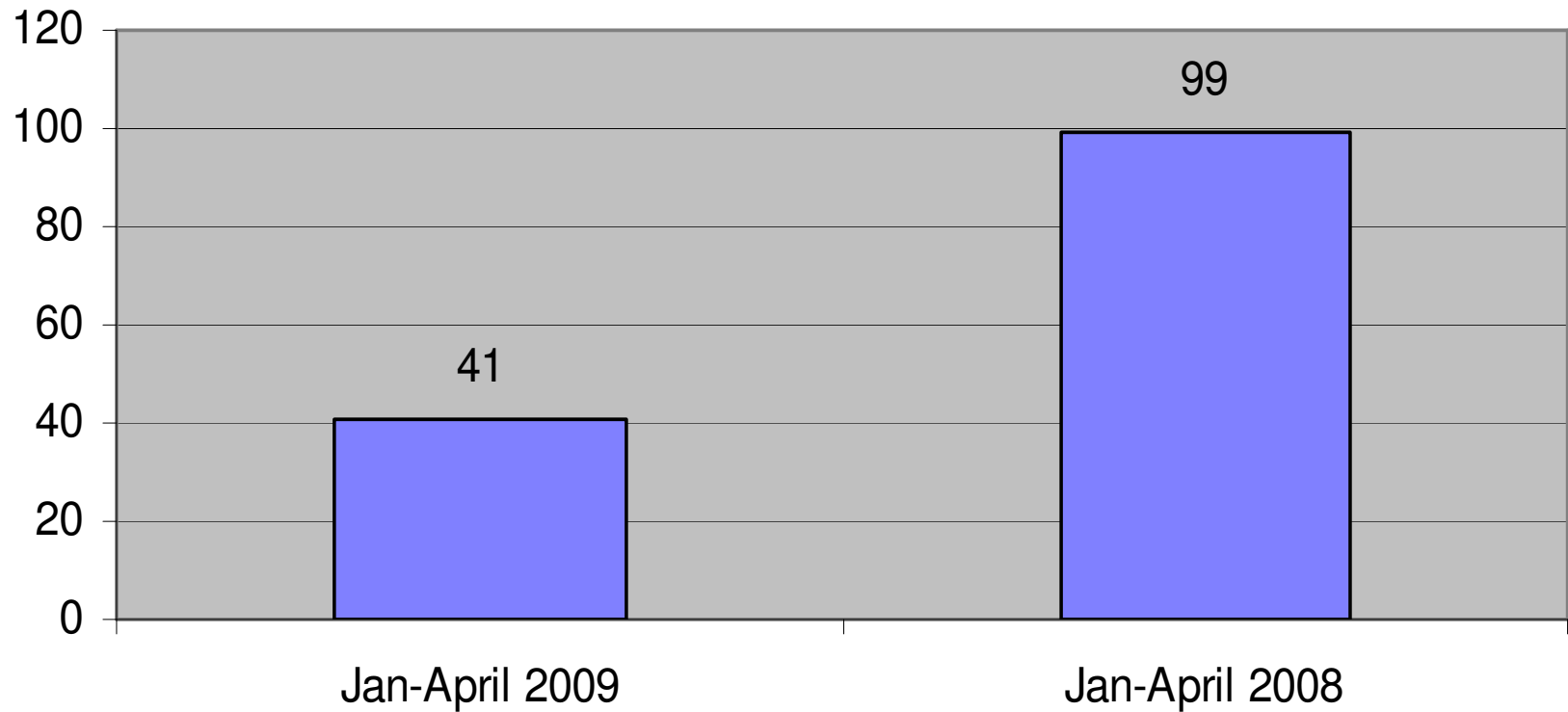
Residential Additions/Alterations



Building Permits Activity & Comparisons



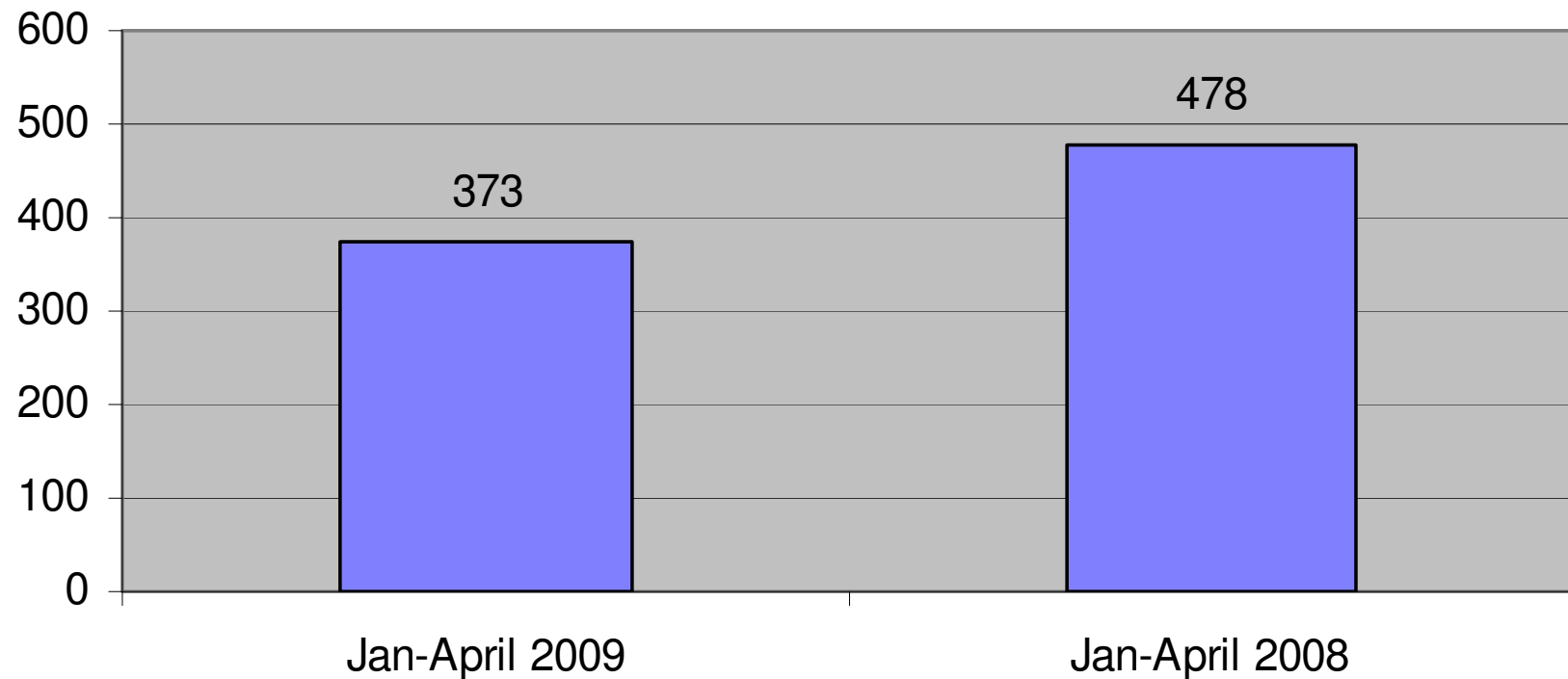
Commercial





Building Permits Activity & Comparisons

Commercial Additions/Alterations



Zoning Activity



Kimberly Hamel
Technical Review Manager
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Planning and Development Zoning Activity



2005 – 2008
(January to December)
Quarterly Update
January 2009 - March 2009

Small Scale Projects



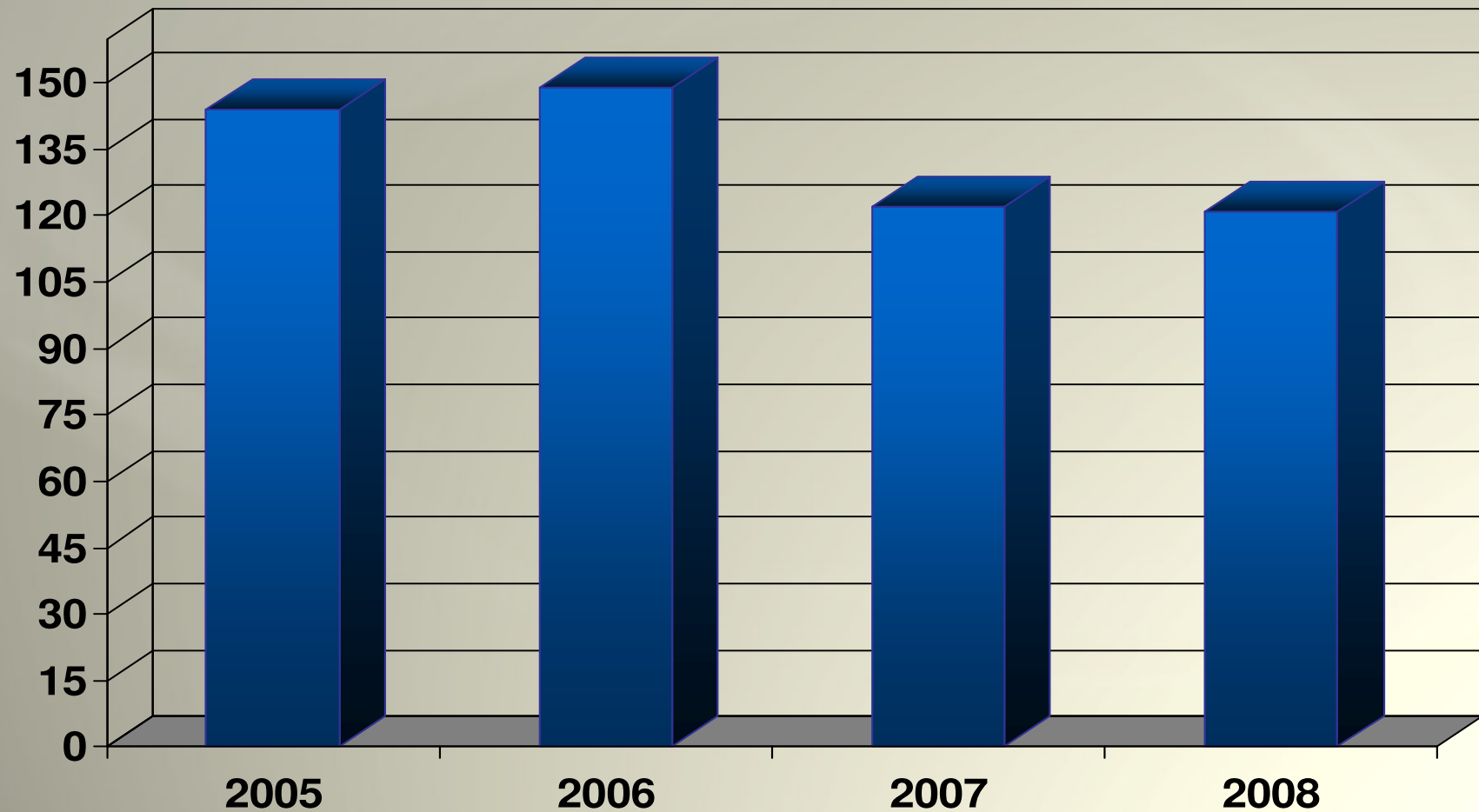
Level I Projects – Staff Level Review:

- New Commercial Projects: 500 square feet up to 35,000 square feet
- Multi – Family Projects: 3 units – 20 units
- Changes of use to higher impact uses
- Renovations that exceed 50% of tax assessed value of the building

Small Scale Projects



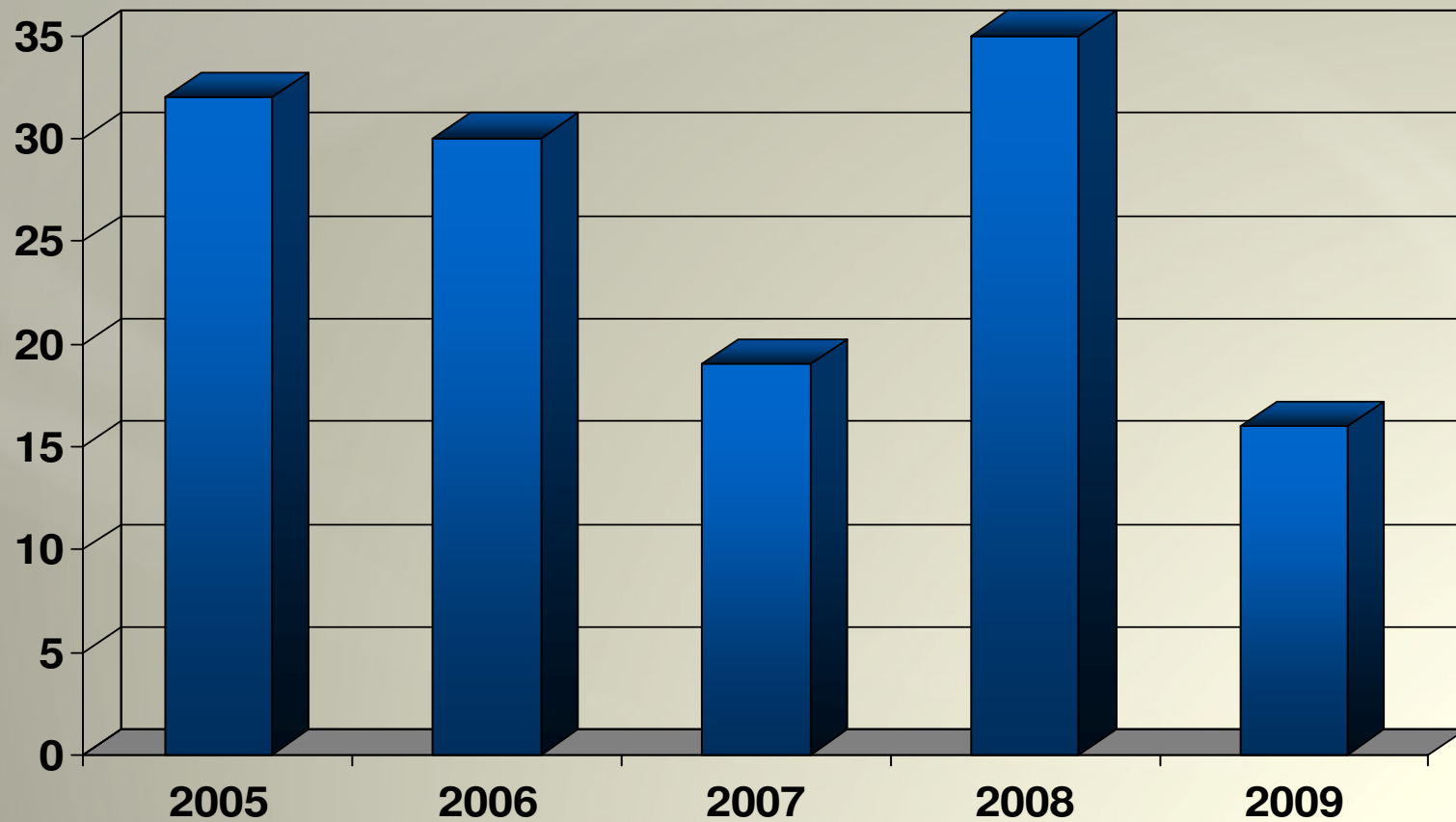
■ Small Scale Projects - Level I



Quarterly Comparison



■ Small Scale Projects - Level I



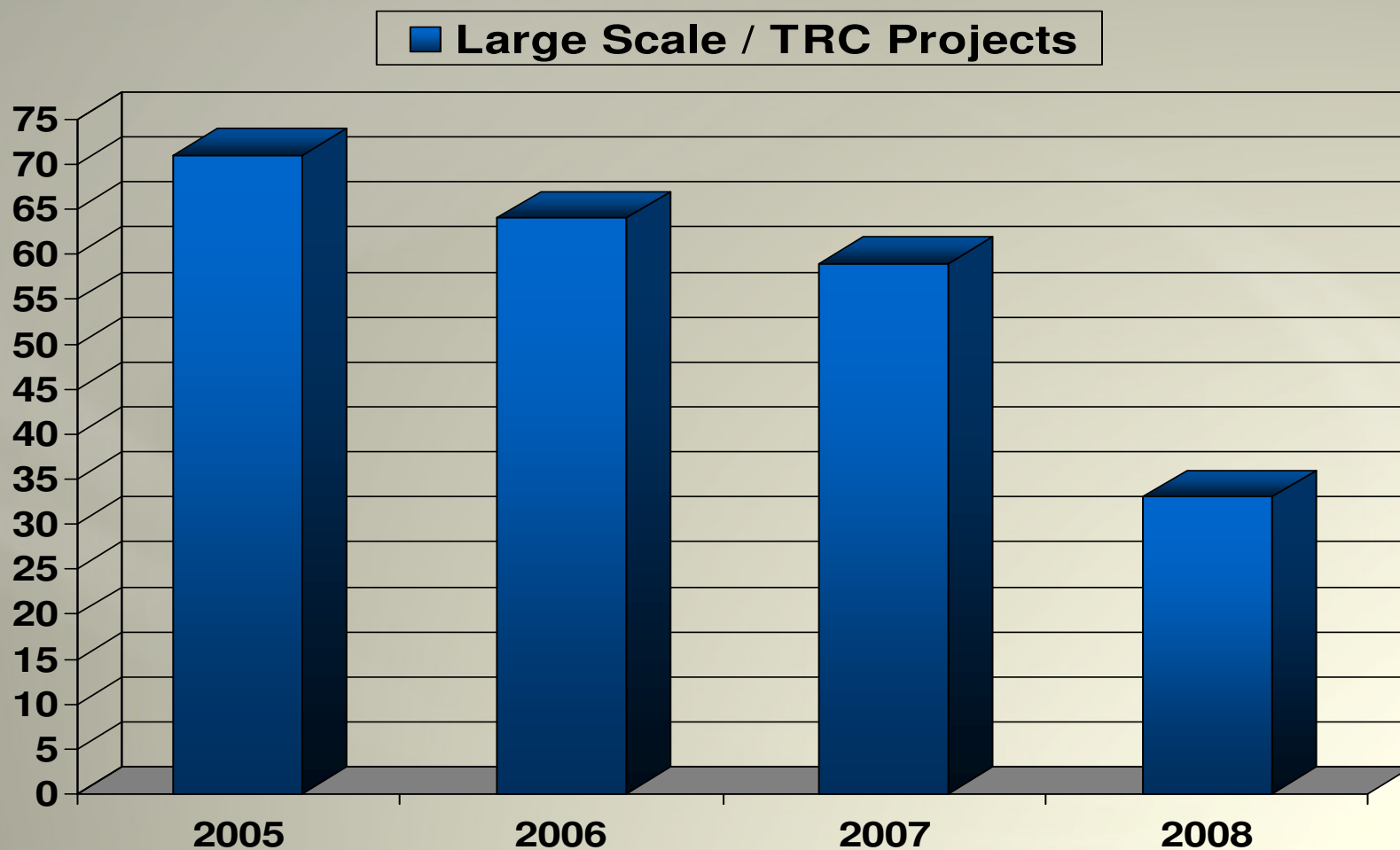


Large Scale / TRC Projects

- Level II Projects
- Level III Projects
- Major Subdivisions
- Conditional Zoning/Conditional Use Zoning
- Conditional Use Permits



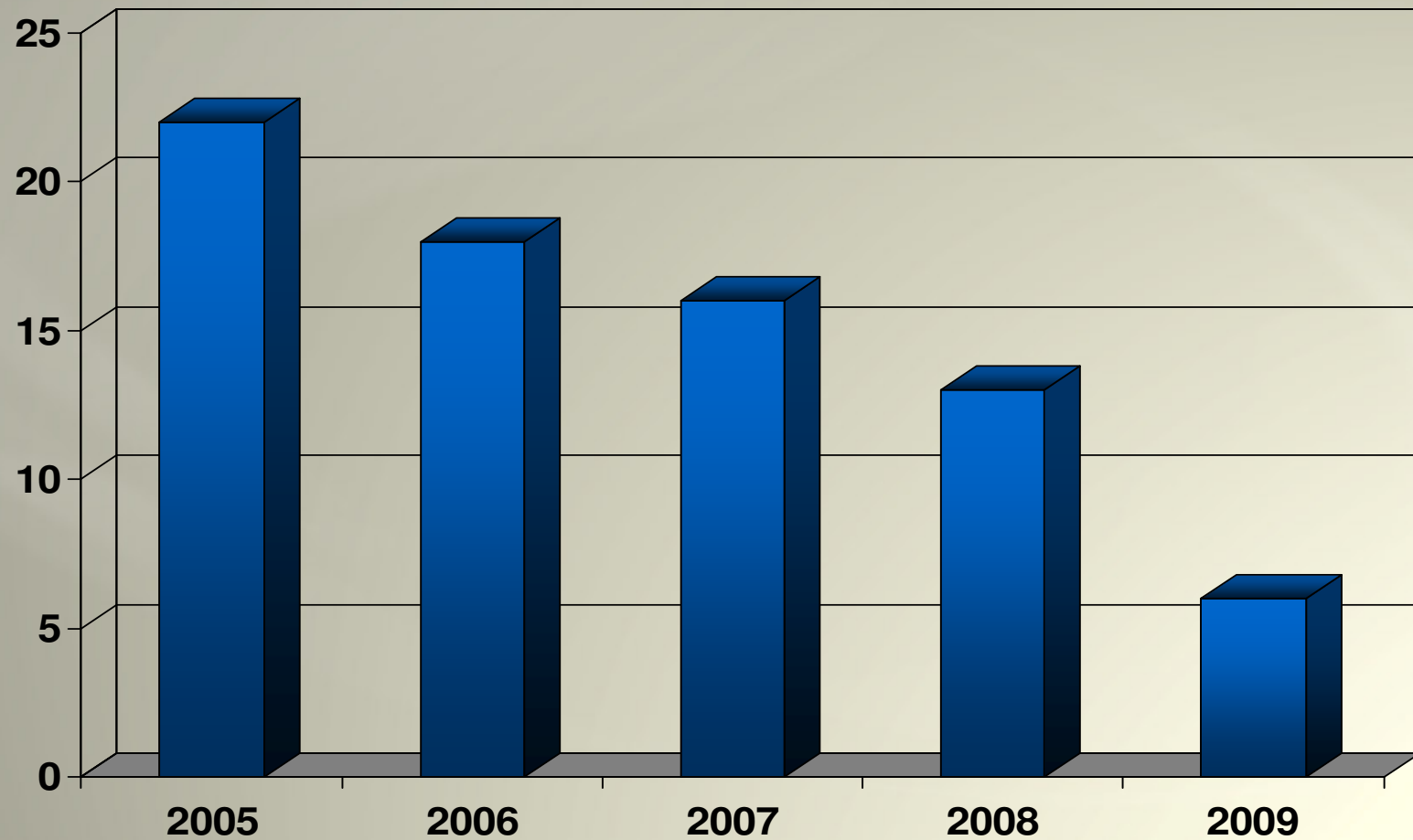
Large Scale / TRC Projects



Quarterly Comparison



■ Large Scale / TRC Projects





Economic Recovery In Asheville

Brenda Mills
ARRA Program Manager
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Purpose



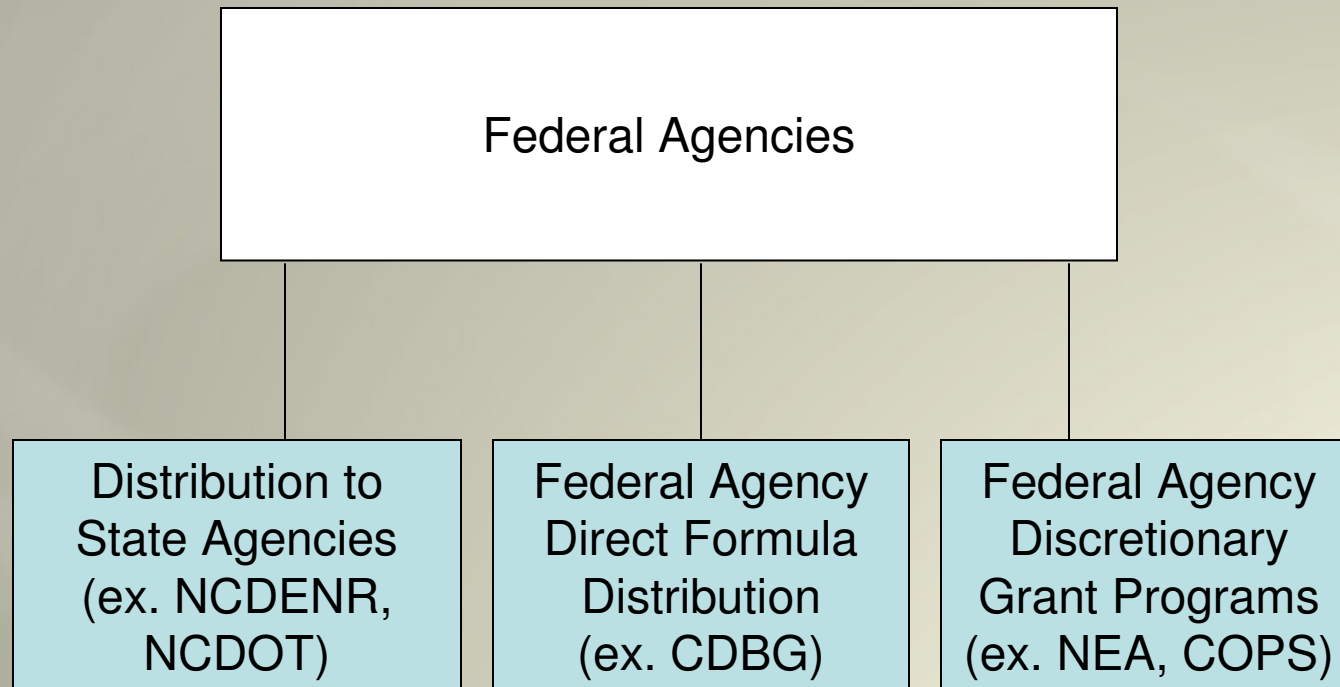
- **Job preservation and creation**
- **Infrastructure investment**
- **Energy efficiency, science and technology**
- **Assistance to the unemployed**
- **State and local fiscal stabilization**



Provisions

- **Preference for projects that can be started immediately.**
 - Spend funds quickly to create and preserve jobs immediately
 - Use it or lose it provisions
- **Prohibited uses include zoos, swimming pools, casinos, aquariums, and golf courses.**
- **Federal prevailing wage rate policy applies.**
- **Buy American provisions prevail but may be waived by federal agencies.**

Funding Distribution



Municipal Funding Opportunities



Transportation

| Federal Program * | Funding | Distribution | Timing |
|--------------------------------|-----------|---|--|
| Surface Transportation Program | \$ 27.5 B | Formula to states with a sub-allocation to MPOs | Funds apportioned within 21 days after enactment |
| Competitive STP | \$ 5.5 B | Discretionary | Secretary to publish criteria within 90 days |
| Transit Capital | \$ 6.9 B | Formula to existing recipients | Funds apportioned within 21 days after enactment |
| High Speed Rail | \$ 8 B | Secretary to release strategic plan | No later than April 18, 2009 |
| Airports | \$ 1.1 B | Discretionary | TBD |

* select key programs

Municipal Funding Opportunities



Community Development and Housing

| Federal Program* | Funding | Distribution | Timing |
|------------------------------------|----------|-----------------------------------|---|
| Community Development Block Grant | \$ 1 B | Formula | Secretary to establish guidelines to expedite use of funds |
| Neighborhood Stabilization Program | \$ 2 B | Discretionary | Secretary to publish criteria within 90 days |
| Homelessness Prevention | \$ 1.5 B | Formula | Secretary to establish requirements within 30 days of enactment |
| Public Housing Capital | \$ 4 B | Formula and Discretionary to PHAs | TBD |
| Lead Paint Remediation | \$ 100 M | Discretionary | Preference for FY 2008 Grant Applicants |

* select key programs

Municipal Funding Opportunities



Energy and Environment

| Federal Program* | Funding | Distribution | Timing |
|--|----------|---|--|
| Energy Efficiency and Conservation Block Grant Program | \$ 3.2 B | \$2.8 B – formula / \$400 M discretionary | Awaiting guidance in the Federal Register |
| Clean and Drinking Water Grants and Loans | \$ 6 B | Grants to states, then grants/loans to cities | Contact state agency who administers SRF programs. |
| Brownfields | \$ 100 M | Discretionary | TBD |
| Army Corps of Engineers | \$ 4.6 B | Discretionary to existing projects | TBD |
| Superfund | \$ 600 M | Discretionary | TBD |

* select key programs

Municipal Funding Opportunities



Public Safety

| Federal Program* | Funding | Distribution | Timing |
|--|----------|---|---|
| COPS Hiring | \$1 B | Discretionary | COPS Office expected to launch program within a few weeks |
| Byrne Justice Assistance Grant Program | \$ 2 B | Formula to states with suballocation to local governments | TBD |
| Byrne JAG Competitive | \$ 225 M | Discretionary | TBD |
| Victims of Crime | \$ 100 M | Discretionary | TBD |
| Violence Against Women | \$ 225 M | Discretionary | TBD |

* select key programs

Municipal Funding Opportunities



Homeland Security

| Federal Program* | Funding | Distribution | Timing |
|---|----------|---------------|--------|
| Fire Station Grants | \$ 210 M | Discretionary | TBD |
| Public Transportation Security Assistance | \$ 150 M | Discretionary | TBD |
| Port Security Grants | \$ 150 M | Discretionary | TBD |
| Emergency Food and Shelter | \$ 100 M | Discretionary | TBD |

* select key programs

Municipal Funding Opportunities



Workforce Development and Training

| Federal Program* | Funding | Distribution | Timing |
|-------------------------------|-----------|---|---|
| Adult Employment and Training | \$ 500 M | Formula to states with sub-allocation to local workforce boards | Secretary to submit a plan to Congress within 30 days |
| Youth Activities | \$ 1.2 B | Formula to states with sub-allocation to local workforce boards | Same |
| Dislocated Workers | \$ 1.25 B | Formula to states with sub-allocation to local governments | Same |
| Youthbuild | \$ 50 M | Discretionary | Same |

* select key programs



Stewardship & Transparency

- **Successful ARRA implementation is a top priority for the City of Asheville.**
 - Asheville is reassigning existing staff and resources to support ensure effective management.
 - Working with community partners to share information and encourage broad application.
- **Highest levels of accountability and transparency are expected.**
 - www.ashevillenc.gov/economicrecovery

City Budget Overview



Tony McDowell
Budget Manager
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Major Budget Issues



- Severe Economic Recession
 - \$2.0 million sales tax shortfall
- Inflation in Key Areas
 - Health Care
 - Utilities/Electricity
- Initial FY 2009-10 Budget Gap
 - \$5.0 - \$6.0 million



Budget Balancing Strategies

- No property tax rate increase
- Salary freeze for City employees
- Streamlining & re-organizations
 - Eliminated 20 General Fund positions
- Increased cost recovery from fees
 - Household recycling
 - Nature Center

Budget Balancing Strategies



- Reduce Housing Trust Fund support
- Annexation revenue gains
 - Airport Road & Ridgefield
- Budget fund balance reserves

Water Resources



Ron Kerns
Operation Office, Water Resources
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Water Rate Increases

- Effective July 1, 2009 all water rates will increase by 4%
- Current single family rate \$3.45 per ccf (748 gallons): New rate \$3.59 per ccf
- CIP increases by 4% July 1, 2009
- Residential 5/8" meter CIP current \$3.50: new rate is \$3.64
- All revenue derived from the increases goes to upgrading system and line replacement

www.ashevillenc.gov/water

Bond Project



Bond Project Update:

- Line projects completion is June 30th
- Includes CBD, Hendersonville Road, Biltmore Avenue, West Asheville, Wood Avenue, Royal Pines
- Includes repairs to roads, sidewalks, etc.
- New tank on Town Mountain completion is late fall 2009

One Stop Shop



Gary Jackson
City Manager
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ONE STOP DEVELOPMENT CENTER



- Staff working hard to provide a one stop location for all level 1 projects.
- Tentative timeline for operations is July, 2009.
- Location will be the first floor of the Public Works Building



One Stop Shop

The following city departments will assemble the one stop center:

- Building Safety
- Planning
- Transportation and Engineering
- Fire and Rescue
- Water Resources

After implementing the center for level 1 projects, a plan to extend to level 2 and 3 will be developed.

Responding to Current Economic Conditions



Judy Daniel
Director, Planning Department
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Economic Recovery Amendment



Part I – Adopted March 10, 2009

- Expand opportunity for zoning permit time periods
- Provide options for delayed compliance (non-life safety)
- Provide special landscaping options for certain uses
- Expand options for temporary signage

Economic Recovery Amendment



Part II – In Progress (Planning & Zoning in May)

- Increasing threshold for cumulative compliance
- Allow reduced landscaping when encountering physical constraints
- Expand options for multi-tenant signage
- Expand options and time periods for various temporary uses & structures
- Provide new options for temporary parking lots
- Expand activity allowed for home occupations

Standard Specifications & Details Manual



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City Manager's Comments



Gary Jackson
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Announcements



Thank you for coming!